

CITY of ONTARIO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	143,800
Annual Single-Family Units Permitted (1996-98, Avg.):	153
Annual Multi-Family Units Permitted (1996-98, Avg.):	66
Total Annual Residential Units Permitted (1996-98, Avg.):	219

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	N
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	< 25%
multi-family	< 25%

v. Nexus Reports

-Resolution #90-105 (1990) - planning department services

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: South Ontario
Sultana @ Riverside Dr.

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps, two covered parking spaces per unit
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, sound, wastewater, hydrology

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	218,590
Total Valuation per 25 Unit Subdivision Model	5,464,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit		7,569
Zone Change Application Fee	flat		2,726
Planned Unit Development Fee	-		-
Tentative Tract Map Fee	flat		3,926
Final Map Fee	900 flat + 25/lot		1,525
Site Plan Review Fee (public hearing req'd)	deposit		4,540
Planning Plan Check Fee	flat		1,185
Occupancy Check Fee	flat		972
CC&R Review by Staff	flat		505
Environmental Assessment/Neg. Dec. Fee	flat		978
Subtotal Planning Fees			23,926

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1660.15	41,504
Building Plan Check Fee	65% of Bldg Permit Fee @ 1079.10/unit		26,978
Engineering Improvement Plan Check Fee	2% of improvement val'n (500,000)		10,000
Engineering Improvement Inspection Fee	3% of improvement val'n (500,000)		15,000
Hydrology Study	flat per project		675
Wastewater Study	flat per project		700
Grading Plan Check Fee	flat		49
Grading Permit Fee	schedule based on CY		325
Energy Conservation Plan Check Fee	10 % of Bldg Plan Check Fee @ 166.02/unit		4,151
Energy Conservation Inspection Fee	10% of Bldg Permit Fee @ 107.91/unit		2,698

Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.86	547
Copy Fees	30 @ 1.50/page		45
Electrical Permit Issuance Fee	23.50/permit	23.50	588
Plumbing Permit Issuance Fee	23.50/permit	23.50	588
Mechanical Permit Issuance Fee	23.50/permit	23.50	588
Electrical Permit Fee	2500sf @ 0.056/sf	140	3,500
Plumbing Permit Fee	per fixture count	145.85	3,646
Mechanical Permit Fee	per fixture count	68.05	1,701
Subtotal Plan Check, Permit & Inspection Fees			102,627

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Sewer Assessment Fee	25 EDU @ 3475/EDU	3,475	86,875
City - Sewer Facilities Upgrade Fee	25 EDU @ 95/EDU	95	2,375
City - Water Facilities Upgrade Fee	25 meters @ 1691/ 3/4"meter		42,275
City - Water Meter Connection Fee	75/meter	75	1,875
City - Construction Water Fee	flat per unit	50	1,250
City - Sewer Frontage Fee ¹	445LF @ 26/LF		11,570
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Gas Connection Fee	flat per unit	25	625
Ontario/Montclair USD - School Impact Fee	1.93/sf	4,825	120,625
City - Fire Facilities Impact Fee	flat per unit	475	11,875
City - Park and Recreation Fee	flat per unit	810	20,250
Subtotal Infrastructure, Impact & District Fees			299,845

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	426,398
Total Fees per Unit (total from above / 25 units)	17,056

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Infill Unit in this Jurisdiction:	North Ontario LeDeney @ Hawthorne
iii. Expected Environmental Assessment Determination:	Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway, alley dedication, two covered parking spaces per unit
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, sound, wastewater, hydrology

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Model	218,590

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Occupancy Check Fee	flat		972
Environmental Assessment Fee	flat		978
Subtotal Planning Fees			1,950

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1660.15	1,660
Building Plan Check Fee	65% of Bldg Permit Fee @ 1079.10/unit		1,079
Grading Plan Check Fee	flat		49
Grading Permit Fee	schedule based on CY		209
Energy Conservation Plan Check Fee	10 % of Bldg Plan Check Fee @ 166.02/unit		166
Energy Conservation Inspection Fee	10% of Bldg Permit Fee @ 107.91/unit		108
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.86	22
Copy Fees	15 @ 1.50/page		23
Electrical Permit Issuance Fee	23.50/permit	23.50	24
Plumbing Permit Issuance Fee	23.50/permit	23.50	24
Mechanical Permit Issuance Fee	23.50/permit	23.50	24
Electrical Permit Fee	2500sf @ 0.056/sf	140	140
Plumbing Permit Fee	per fixture count	145.85	146
Mechanical Permit Fee	per fixture count	68.05	68
Subtotal Plan Check, Permit & Inspection Fees			3,742

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Sewer Assessment Fee	1 EDU @ 3475/EDU	3,475	3,475
City - Sewer Facilities Upgrade Fee	1 EDU @ 95/EDU	95	95
City - Water Facilities Upgrade Fee	1 meter @ 1691/ 3/4"meter		1,691
City - Water Meter Connection Fee	75/meter	75	75
City - Construction Water Fee	flat per unit	50	50
Edison - Electrical Connection Fee	flat per unit	10	10
SoCal Gas - Gas Connection Fee	flat per unit	25	25
Ontario/Montclair USD - School Impact Fee	1.93/sf	4,825	4,825
City - Fire Facilities Impact Fee	flat per unit	475	475
City - Park and Recreation Fee	flat per unit	810	810
Subtotal Infrastructure, Impact & District Fees			11,531

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	17,223
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:	Central Ontario North "D" Street @ Vineyard Ave.
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps, two covered parking spaces per unit (at least one must be covered)
-Common Amenities / Open Space:	-no common amenities; 350 sf / dwelling unit of which 100 sf must be private exterior open space
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Management Agreement
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, sound, wastewater, hydrology

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	74.40
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	78,820
Total Valuation per 45 Unit Subdivision Model	3,546,900

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit		7,569
Zone Change Application Fee	flat		2,726
Planned Unit Development Fee	-		-
Site Plan Review Fee (no public hearing req'd)	flat		1,935
Planning Plan Check Fee	flat		1,185
Occupancy Check Fee	flat		972
CC&R Review by Staff	flat		505
Environmental Assessment/Neg. Dec. Fee	flat		978
Subtotal Planning Fees			15,870

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	846.75	38,104
Building Plan Check Fee	65% of Bldg Permit Fee @ 550.39/unit		24,768
Engineering Improvement Plan Check Fee	2% of improvement val'n (500,000)		10,000
Engineering Improvement Inspection Fee	3% of improvement val'n (500,000)		15,000
Hydrology Study	flat per project		675
Wastewater Study	flat per project		700
Grading Plan Check Fee	flat		49
Grading Permit Fee	schedule based on CY		296
Energy Conservation Plan Check Fee	10 % of Bldg Plan Check Fee @ 84.68/unit		3,810
Energy Conservation Inspection Fee	10% of Bldg Permit Fee @ 55.04/unit		2,477
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.88	355
Copy Fees	30 @ 1.50/page		45
Electrical Permit Issuance Fee	23.50/permit	23.50	1,058
Plumbing Permit Issuance Fee	23.50/permit	23.50	1,058
Mechanical Permit Issuance Fee	23.50/permit	23.50	1,058
Electrical Permit Fee	2500sf @ 0.056/sf	140	3,500
Plumbing Permit Fee	per fixture count	145.85	3,646
Mechanical Permit Fee	per fixture count	68.05	1,701
Subtotal Plan Check, Permit & Inspection Fees			108,300

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Sewer Assessment Fee	45 EDU @ 3475/EDU	3,475	156,375
City - Sewer Facilities Upgrade Fee	45 EDU @ 95/EDU	95	4,275
City - Water Facilities Upgrade Fee	45 meter @ 1691/ 3/4"meter		76,095
City - Water Meter Connection Fee	75/meter	75	3,375
City - Construction Water Fee	flat per unit	50	2,250
City - Sewer Frontage Fee ¹	500LF @ 26/LF		13,000
Edison - Electrical Connection Fee	flat per unit	10	450
SoCal Gas - Gas Connection Fee	flat per unit	25	1,125
Ontario/Montclair USD - School Impact Fee	1.93/sf	1,930	86,850
City - Fire Facilities Impact Fee	flat per unit	475	21,375
City - Park and Recreation Fee	flat per unit	702	31,590
Subtotal Infrastructure, Impact & District Fees			396,760

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	520,930
Total Fees per Unit (total from above / 45 units)	11,576

Notes: ¹ Based on a 10" main line.